



# TOWN OF ELLINGTON

Sponsored by: Planning Department – PZC

Presented by: Glenn Chalder, Planimetrics

## **ROUTE 83 CORRIDOR STUDY PUBLIC INFORMATION MEETING**

December 12, 2013, 7 p.m.

Town Hall Meeting Room, Top Floor, 55 Main Street, Ellington, CT 06029

### **STAFF NOTES**

Upon arrival, attendees took part in a few exercises including indicating on large maps where they lived, something they were most proud of in Ellington and something they were most sorry about in Ellington. Participants were asked to complete a questionnaire card listing three things they liked and three things they disliked about Ellington.

At approximately 7:15 p.m., Lisa M. Houlihan, Town Planner, opened the meeting. She explained that the goal of the meeting is to engage community input about the Route 83 corridor regarding land uses, zoning, and the corridor's future build-out. Ms. Houlihan explained that the study area is Route 83 from the Vernon town-line to the town-line in Somers. The study was spearheaded by the Planning and Zoning Commission and will continue for approximately 6 months. She encouraged persons wishing to enter additional comments to contact her. Ms. Houlihan thanked the Board of Selectmen, the Board of Finance and the Capitol Region Council of Governments for funding the study and thanked the audience members for attending the meeting. At this time, Ms. Houlihan turned the meeting over to Glenn Chalder of Planimetrics, the consultant for the study.

The following are some of the common public comments offered about things liked about Ellington: farmland, Arbor Park, Kloter Farms, Town Green, Crystal Lake, Ellington Airport. It was noted that these matters have commonalities that deal with green spaces, appearance and character.

The following are some of the common public comments offered about things they disliked about Ellington: McDonald's, Big Y, vacant houses and businesses, alignment of Route 140 with Route 83, sprawl of businesses, the appearance of commercial development and the loss of the peach orchard.

Mr. Chalder illustrated three land use maps: 1) a current zoning map, 2) a current land-uses map, 3) a natural resources map.

The public wants more green spaces and landscaping in front yards to improve the appearance of properties. Additionally, the public agreed that buildings should be designed to be more in keeping with the rural character of Ellington, noting that Big Y and McDonalds are more in keeping with corporate designs. Some attendees felt that Glastonbury Boulevard was an attractive style of development. Kloter Farms was labeled as a favorable design, while the design of Lee's Auto was spoke of negatively. The recent redevelopment of the former Sass property along Route 83 is positive.

There was also a consensus that traffic lights and curb-cuts should be limited and that bike and pedestrian amenities should be encouraged.

Discussion ensued regarding limiting small standalone signs. Comments were also offered about lessening the amount of outdoor lighting and encouraging fixtures that have historical design elements.

Uses between different zones were discussed. The audience did not think multi-family developments made good transitional uses and felt the Town had enough multi-family developments.

The audience agreed that they did not want Route 83 in Ellington to be enlarged and look like Vernon's commercial areas. Mr. Chalder noted that a traffic analysis will be part of the study.

At approximately 9 p.m., Mr. Chalder thanked the community for their feedback and participation. He explained that a package of recommendations will be presented within the next few months or so for community review.

Please direct all comments or questions concerning the informational meeting and the study to:

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